

FARMINGTON CITY COUNCIL MEETING

Tuesday, July 10, 2007

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Mayor Scott C. Harbertson, Council Members Richard Dutson, David Hale, Larry W. Haugen, Paula A. Alder, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, and Recording Secretary Jill Hedberg.

Mayor Harbertson began discussion at 6:00 P.M.

CLOSED MEETING

A motion was made by **Rick Dutson** for the Council to go into a closed meeting to discuss the professional competency and character of an individual. The motion was seconded by **Larry Haugen**. The motion passed with Council Members Dutson, Hale, Haugen, Young and Alder all voting in favor.

SWORN STATEMENT

I, Scott Harbertson, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was convened in a closed meeting.

Scott C. Harbertson, Mayor

CLOSED MEETING

At 6:20 p.m., a motion was made by **Rick Dutson** for the Council to go into a closed meeting to discuss strategy as it pertains to potential litigation. The motion was seconded by **David Hale**. The motion passed with Council Members Dutson, Hale, Young and Alder all voting in favor. **Larry Haugen** excused himself from the room.

SWORN STATEMENT

I, Scott Harbertson, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was convened in a closed meeting.

Scott C. Harbertson, Mayor

At 7:00 p.m. a motion to reconvene into an open meeting was made by **Paula Alder** and seconded by **Rick Dutson**. The motion passed with Council Members Alder, Dutson, Hale and Young all voting in favor.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor Scott C. Harbertson, Council Members Richard Dutson, David Hale, Larry W. Haugen, Paula A. Alder, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, Youth City Council Member Michelle Kim and Recording Secretary Jill Hedberg.

Mayor Harbertson called the meeting to order at 7:10 P.M. **Paula Alder** offered the invocation. The Pledge of Allegiance was led by **Larry Haugen**.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Larry Haugen moved to approve the minutes of the June 19, 2007, City Council Meeting. **Paula Alder** seconded the motion with changes as noted. The voting was unanimous in the affirmative.

REPORT OF PLANNING COMMISSION (Agenda Item #3)

Jim Talbot reported proceedings of the Planning Commission meeting held June 28, 2007. He covered the following items:

- The Planning Commission recommended Final Plat approval for the 3-lot Van Zweden subdivision which is located on approximately 3.17 acres located at 150 South Bonanza Road in an AE zone.
- The Planning Commission tabled consideration of the applicant's request for Final Master Plan approval and Final Plat approval for the Village at Old Farm to allow the City Engineer and the applicant's engineer to resolve the drainage issues.
- The Planning Commission granted Preliminary Plat approval for the Farmington Hollow Subdivision which is located at approximately 1525 West Burke Lane in the R-4 and LR zones. There was some discussion that until UDOT's intentions are known, the City should not proceed with the swath since there are maintenance and other issues that have not yet been addressed.
- The Planning Commission granted a Conditional Use Permit and Site Plan approval for a private school (Challenger) which is located on at 1089 North Shepard Creek Parkway in the R-4 zone. The Planning Commission agreed that the applicant must provide a six foot solid fence on the west side of the property. The applicant requested that the City reconfigure the Shepard Lane median islands but the Planning Commission did not act on that request because they felt it was an issue for the City

- to address.
- The Planning Commission granted James & Patricia Young's request to allow an exception to the placement of an accessory building on property that is located at 1058 Compton Road. The Planning Commission denied the applicant's request to allow an exception to the height of accessory building since is not allowed by the City Ordinance.

PUBLIC HEARING: CONSIDERATION OF PETITION AND ORDINANCE TO VACATE PORTIONS OF 1875 WEST STREET AT APPROXIMATELY 700 NORTH (Agenda Item #4)

David Petersen displayed a Vicinity Map and pointed out where 1875 West Street is located and where the dead-end will be located. The City wants to keep enough right-of-way to keep the road a local street. City staff has met with the local residents to determine whether they would object to the road being narrowed, which they did not. Signatures were not obtained from those residents. He reviewed the four conditions of approval that are recommended by City staff. David thought a simple boundary line adjustment will be sufficient to indicate the modification that has occurred.

Public Hearing

Mayor Harbertson opened the meeting to a public hearing.

Howard Kent (SLI Commercial Real Estate) said he is the owner of the two lots. He said he was not aware of the four conditions that are being recommended by City staff. The Planning Commission and City Council previously approved Spring Creek Estates Phase II. His only request now is to comply with the actual subdivision that was recorded. Due to the location of the road, there are easements existing on the lots. He questioned whether it is necessary to enter into a boundary line agreement since the terms have already been agreed to and SLI has built the improvements within the new City right-of way. They are only asking for the property within the subdivision to be vacated.

David Petersen explained that the plat was recorded in error. He did an illustration so the City Council could better understand why it is necessary to vacate a portion of the public right-of-way on the west side of 1875 West Street.

The City Council discussed the issue and directed City staff to discuss the issue with the City Attorney, the developer and the Recorder's office to figure out the best way to memorialize the agreement.

Public Hearing Closed

With no further comments, **Mayor Harbertson** closed the public hearing and asked the City Council for their consideration.

David Petersen said Exhibit A will be left blank until it is decided whether the right-of-way should be 43.5' or 51.5'. The other roads in the area meet the City's 55' standard. This is the only error that was made on the plat.

The City Council agreed that the right-of-way width should be as close to the City standard as possible.

Sid Young said it needs to be made clear to the property owner and the Recorder's Office where the new property line is located.

Howard Kent said he is anxious to resolve the issue because he has sold the lots but is unable to close until this issue has been resolved.

Motion

Rick Dutson moved that the City Council adopt ORDINANCE NO. 2007-31, AN ORDINANCE VACATING A CERTAIN PORTION OF THE PUBLIC RIGHT OF WAY ON THE WEST SIDE OF 1875 WEST STREET ABUTTING THE EAST BOUNDARY OF LOTS 201 AND 202 OF THE SPRING CREEK ESTATES NO. 2 SUBDIVISION LOCATED AT APPROXIMATELY 700 NORTH WITHIN FARMINGTON CITY, STATE OF UTAH subject to the following conditions:

1. Easements shall be reserved for any existing utilities that are located in the vacated portion of the street.
2. The applicant shall provide a survey and a legal description of the vacated right-of-way for the ordinance authorizing the same.
3. Sufficient right-of-way must remain on the west side of the street to accommodate a 4 foot sidewalk, 7.5 foot park strip, and 2.5 foot curb and gutter, and asphalt 27 feet in width in the middle of the road.
4. The applicant, with the approval fo the City, must reconfigure the eastern boundary of lots 201 and 202 of the Spring Creek Estates No. 2 Subdivision, to match the new western boundary of the narrowed right-of-way.
5. Exhibit A will be reviewed by City staff, the City Attorney, Mr. Kent and the Recorder's Office to find the most efficient way to resolve the issue.

Sid Young seconded the motion, which passed by unanimous vote.

REQUEST TO REALIGN PERIMETER TRAIL AT FARMINGTON PRESERVE PROJECT AND TO LOCATE TRAILHEAD NEAR MAVERIK/REQUEST FOR APPROVAL OF NEW BUILDING ELEVATIONS FOR NORTH PHASE OF FARMINGTON CROSSING - GARBETT HOMES (Agenda Item #5)

David Petersen addressed the following issues:

Perimeter Trail: He displayed a Trail Plan and explained where the proposed trail will be located on the property. The County did not acquire Milo Kirkham's property so the trail will be located within six feet of six of the homes at a certain point. This close proximity is neither good for the trail user nor the home owner. Garbett Homes knew where the trail would be located when they built the homes.

City staff recommends the red alignment (which was shown on the Trail Plan) but they want to verify that easements can be obtained from the necessary entities and that the Army Corp will approve of the new alignment. The Trails Committee prefers that City retain both alignments. City staff recommends that the second trail easement be preserved so it does not lose its trail right-of-way in the event Legacy Highway reconfigures the interchange.

Trailhead: **Mr. Petersen** pointed out where the park/parking area will be located. This type of use will require Conditional Use approval.

Building Elevations for the Northern Phase: The City Council will consider approving the new building elevations for the north phase of Farmington Crossing. If the building elevations are approved, the Master Development Agreement will have to be amended, as well as the agreement that exists between the City and the developer, and possibly the County.

In response to a question from **Mayor Harbertson**, **Noel Balstaedt** said it is not likely that the County will allow them to relocate the trail near the pond since they need to be able to service the pond which will require access from the perimeter.

The City Council discussed different ways to realign the trail. The City Council also discussed the mini-park and informed the developer that the City is willing to contribute funding to be used for the landscaping of the park but would like the park to be maintained by the HOA.

Mayor Harbertson said he is not in favor of a fishing pond being created due to the close proximity to the homes and the lack of parking spaces. He would be in favor of the City contributing money to be used to landscape the area. He recommends that the developer proceed with the red alignment. If an easement can be obtained for the green alignment, it should be kept as an easement to provide protection for the City in the future.

Max Forbush suggested that the City maintain the trail easement (green alignment) which could be exchanged when the adjacent property is developed. This scenario would provide protection to the City, yet keep the trail away from the homes and the freeway.

Noel Balstaedt said Garbett Homes is committed to improve the trail and make it really nice. When they were not able to obtain the Kirkham and Kerr property, they were forced to put the trail closer to the homes in order to keep the slopes, etc. on their property. The new alignment was actually recommended by the County. He reviewed the history of the trail and the property acquisition that was necessary to accommodate the trail. The overall concern is how to relocate the trail in the event the UDOT property is developed. He suggested giving the City right-of-ways to provide protection to the City in the future. He pointed out where the right-of-ways and accesses could be located.

Mayor Harbertson said the City needs to be assured that the trail alignments will not violate the wetlands permit process.

Noel Balstaedt said Garbett Homes will obtain permission from UDOT regarding the trail and will also pursue the trail easement, if necessary. They have already received permission from Maverik for the park location. He pointed out where the six parking stalls will be located for the mini-park. They prefer to keep the number of stalls to a minimum so they are not used by the Maverik employees.

[**Michelle Kim** was excused at 8:12 p.m.]

George Chipman (Farmington Trails Committee) said the Trails Committee unanimously agreed that the City should keep the original easement. He suggested that the City work closely with the developer if the trail needs to be narrowed. Due to the close proximity of the trail and the homes, a privacy fence should be installed. It is not the Trail's Committee's preference to reroute the trail along the road through the subdivision since that is not the intent of the Master Trails Plan. A sidewalk or road trail would be a completely different experience than walking down a designated trail. They recommend finding a way to use the original trail rather than traveling onto sidewalks/roads.

Noel Balstaedt pointed out where the interior trails are located that connect all of the sidewalks within the development, as well as the County trail.

Sid Young said the water feature and trails were a major factor when the City approved the density of the development. He recommended that the City Council approve the new alignment but retain the existing trail easement. If the red alignment is not pursued, it should be the developer's responsibility to provide a fence between the homes and the trail since there was a time when the developer could have provided additional space between the two areas. He said he understands that

there are issues with the County regarding the pond, but he would like to see that area landscaped with a water feature.

Noel Balstaedt said they would also be in favor of landscaping the pond area but the County does not want them on their property unless the City is willing to assume the liability.

Max Forbush said if the easement is dedicated to the City, the City could then work with the County regarding the pond issues.

Motion

Sid Young moved that the City Council approve the new alignment of the perimeter trail subject to the following conditions:

1. The developer must receive all necessary approvals from the County, Army Corp., etc.
2. The developer is responsible to maintain the existing easement through the County property
3. In the event development occurs on the private property, the City will consider all options to relocate the trail away from the homes.
4. The developer must comply with all previous agreements that were entered into with the City.

Larry Haugen seconded the motion, which passed by unanimous vote.

Motion

Rick Dutson moved that the City Council approve the location of the trailhead near Maverik subject to the following conditions:

1. The City and Garbett Homes will contribute to the landscaping of the park area. Garbett Homes and Maverik are responsible to maintain that area.
2. City staff must determine that there is not an issue with the park being located near a convenience store.
3. The developer agrees that there is a possibility to realign the amenities in the trail head when the Maverik store is relocated.

4. The Police Department must review and approve the park plan.

Paula Alder seconded the motion, which passed by unanimous vote.

Noel Balstaedt said he would proceed with the pond issue based on the discussions of tonight's meetings.

The City Council and Noel Balstaedt reviewed the new building elevations. **Mr. Balstaedt** indicated that the building footprints will remain the same. The designs were redrawn because they found it more problematic to construct condominiums than it will be to construct town homes. The development will now be limited to (3) three-story buildings.

Larry Haugen said he is not impressed with the designs. He thinks the developer could have done better. He said the designs are not consistent with Farmington.

Rick Dutson said he appreciates the developer's intent to modify the design based on the market but he would like the developer to submit more detailed plans.

The City Council reviewed the plans and offered suggestions to make the units more attractive.

Max Forbush suggested that the developer work with an architectural committee in order to create a design that is marketable, yet is consistent with other building types in the City.

The City Council and Noel Balstaedt agreed to have the architects for both parties meet to discuss different building elevation alternatives. The City Council directed City staff to find architects to participate in the architectural committee.

Max Forbush said the City received a significant amount of negative feedback from the resident's survey regarding the appearance of the Garbett Homes development. This may be an opportunity for the developer to offer a better project.

Motion

Rick Dutson moved that the City Council approve the amended Site Plan which includes one less unit than was previously proposed and a sidewalk that travels to the west. **Paula Alder** seconded the motion, which passed by unanimous vote.

[**David Hale** returned to the meeting at 8:50 p.m.]

**REQUEST FOR FINAL PLAT APPROVAL FOR 3 LOT VAN ZWEDEN SUBDIVISION
(SOUTH OF MCOMBER SUBDIVISION) AT 1525 WEST (Agenda Item #6)**

Motion

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- 8-4. Approval of Sidewalk Repair Agreement with David Beesley.
- ~~8-5. Approval of Maintenance Service Agreement with Mark Carlile.~~
- 8-6. Approval of Improvements Escrow Agreement with First National Bank of Layton and Rice Farms Estates, LLC for completion of public improvements in Phase 4.
- 8-7. Approval of Street Maintenance Agreement with Morgan Asphalt.
- 8-8. Approval of Fireworks Service Agreement with Lantis Fireworks.
- 8-9. Authorization for Leisure Services Department to sell lost/stolen bikes at Festival Days and to use proceeds for either Festival Days fund raiser or for scholarships.
- 8-10. Approval of City Manager's recommendation that City not get involved with selling discount Jazz/Salt Lake Bees tickets.

Larry Haugen seconded the motion, which passed by unanimous vote.

FOURTH AMENDMENT TO LAGOON AGREEMENT FOR EXTRA POLICE SERVICES
(Agenda Item #9)

Mayor Harbertson informed the Council members that the Police Chief and the City Attorney have reviewed the Amendment to the Lagoon Agreement for Extra Police Services and are comfortable recommending the changes.

Motion

David Hale moved that the City Council adopt the FOURTH AMENDMENT TO AGREEMENT entered into by and between Farmington City and Lagoon Corporation, Inc. **Larry Haugen** seconded the motion, which passed by unanimous vote.

CONSERVATION EASEMENT FOR PHASES I & II OF FARMINGTON MEADOWS
SUBDIVISIONS (Agenda Item #10)

Mayor Harbertson said concerns have been expressed that the duration shall be perpetual. He said there is a possibility that Phase II will have a pocket park in the future.

Max Forbush said City staff recommends that the City Council approve the Conservation Easement Agreement for Phase 1 only. Phase 2 can be considered at the time the park is planned.

Motion

Sid Young moved that the City Council approve the two Conservation Easement Agreement for Farmington Meadows Subdivision Phase I. **David Hale** seconded the motion, which passed by unanimous vote.

RESOLUTION APPOINTING CITY MANAGER AS ENVIRONMENTAL CERTIFYING OFFICER FOR HUD COMMUNITY DEVELOPMENT BLOCK GRANT (Agenda Item #11)

According to packet information, this resolution is required for the CDBG grant. The Resolution appoints the City Manager as the Environmental Certifying Officer is to do an environmental review of the CDBG project for the 2007-08 project year.

Motion

Rick Dutson moved that the City Council adopt RESOLUTION 2007-32, A RESOLUTION OF THE FARMINGTON CITY COUNCIL OF FARMINGTON, UTAH, APPOINTING AN ENVIRONMENTAL CERTIFYING OFFICER (ECO) FOR ALL HUD-FUNDED GRANTS OPERATED BY FARMINGTON CITY. **Paula Alder** seconded the motion, which passed by unanimous vote.

“OLD FARM” DEVELOPMENT AGREEMENT - 1ST READING (Agenda Item #12)

Max Forbush passed out a copy of the “Old Farm” Development Agreement and reviewed the more salient points of the Agreement.

The City Council discussed the street lighting for the Village at Old Farm. Concern was expressed regarding the potential lighting cost to the City due to the density of the project. The City Council directed City staff to consider a street lighting standard for future projects.

Don Leonard said they agreed to sell their property to Gardner Development because they liked their plan for the property and believed it would be a quality development that would benefit the City. Their sales contract includes several provisions to ensure that the developers provide a quality project. He wants to make sure that the developers are treated fairly by the City and that they develop something as nice as they promised. He questioned why the City would want to make a contingency regarding the road configuration. He was referring to a paragraph in the agreement that provided for a potential road access from residential phase two into the commercial portion of the project by delaying construction of a duplex building at a strategic point until the end of construction.

Mayor Harbertson stated that the contingency will be based on the traffic flow that is generated in the area. If the slip ramp is not built, the road contingency is necessary.

Don Leonard said he wants to make sure that the commercial component of the project is developed. He does not want the road to be considered a connection between two residential areas, nor does he want commercial traffic traveling through the residential areas.

Rick Dutson said it was his understanding that the road was meant to be a temporary access. He suggested that the City reconsider the language that is used in that paragraph.

Don Leonard said the homes and units in this development are estate homes and many of them are built to accommodate empty nesters. He thinks it would be a mistake to restrict property owners from renting out their homes. There are a lot of circumstances that may require a property owner to leave their home for a number of years. The City should not be concerned about the issue since the properties will always be maintained by the Homeowners Association. They oppose any such provision that restricts the homes from being rented and are willing to pursue their legal rights in that regard.

REAL ESTATE PURCHASE & SALE AGREEMENT BETWEEN CITY AND PATRICK & SHERRY MCBRIDE (Agenda Item #13)

Max Forbush reported that **Patrick** and **Sherry McBride** signed the Real Estate Purchase and Sale Agreement that was included in the City Council packet. The agreement would permit the City to purchase one acre located west of 650 West in west Farmington adjacent to the undeveloped City park land.

Motion

David Hale moved that the City Council approve the REAL ESTATE PURCHASE AND SALE AGREEMENT between PATRICK MCBRIDE and SHERRY L. MCBRIDE and FARMINGTON CITY. **Paula Alder** seconded the motion, which passed by unanimous vote.

SELECTION OF APPOINTMENTS TO SERVE ON UTAH LEAGUE'S NOMINATION COMMITTEE (Agenda Item #14)

The City Council discussed whether the City receives benefit by submitting nominations to serve on the Utah League's Nomination Committee.

Motion

Paula Alder moved that the City Council appoint **Rick Dutson** to serve on the Utah League's Nomination Committee. **Sid Young** seconded the motion, which passed by unanimous vote.

UPCOMING CITY-SPONSORED ACKNOWLEDGMENT PARTY FOR VOLUNTEERS AND EMPLOYEES (Agenda Item #15)

Mayor Harbertson informed the members of the Council that the Volunteer Acknowledgment Dinner will be held on Wednesday, August 8th, at 6:00 p.m. at the City Park. The first annual City Council/Employee's Luncheon will be held on Friday, August 17th, at the Main Park.

CONSIDERATION OF CENTERVILLE MAYOR RUSSELL'S PROPOSAL TO PARTICIPATE IN CONSTRUCTION OF REGIONAL ARTS CENTER ON PARRISH LANE (Agenda Item #16)

Mayor Harbertson informed the Council that five South Davis cities have been discussing that a performing arts center be constructed on Parrish Lane. It is proposed that the communities joining together with a RAP tax to contribute to the \$15 million dollar project. In the past, Farmington City has not been in favor of becoming involved in this type of project outside of the City. He questioned whether this City Council is interested in furthering talks with Centerville City.

Sid Young invited his neighbor to address the issue.

Lowell Steele said he is in favor of the City contributing to the proposed performing arts center project since it will provide a larger stage and fly space than what is currently offered by Rogers Memorial Theater. It will also include a black box theater that would be available for any community theater group to do a production. Rogers Memorial would be the resident theater company since they are run by Davis County Performing Arts Corporation. The advantage to Farmington would be that it would allow more quality productions to occur within the County. Farmington City would also have access to the ticket office, ticket staff, extensive props and sets warehouse, and quite a bit of resources that would make the productions more professional and provide more seating space.

Max Forbush explained the difference between the current proposal and the RAP tax proposal that was made for the South Davis recreation facility. He said he is interested in pursuing a regional venture with the other City's Arts Councils.

The City Council discussed the issue and whether the City will benefit from the project enough to justify the cost. They directed the City Manager to contact Centerville City to determine the outcome of the meeting that was held on July 10th.

REVIEW OF COUNCIL MEMBER HAUGEN'S LETTER FOR LOCATION OF HIS BUSINESS (Agenda Item #17)

Larry Haugen recused himself from the rostrum at 10:06 p.m. to discuss his proposal to

relocate his business. He informed the Council members that he is requesting a variance so he can relocate his auto repair business to the Greg Bell property that is located on Park Lane.

Mayor Harbertson stated that Mr. Bell's property is a Planned Center Development (PCD) so the City would have control over many aspects of the business such as the appearance and type of business that will be allowed.

Larry Haugen stated that he is willing to abide by the City's restrictions so long as he is not limited on the amount of cars he can have in the parking lot.

David Hale said **Mr. Haugen's** business includes many facets, such as auto repair, body shop, salvage operation, dealership and a towing operation. He said he is in favor of allowing an auto repair facility to service the resident's but he is not in favor of allowing the other uses on this property. He said there are ways for **Mr. Haugen** to continue selling cars without providing signage or storing the cars on the property (as was done with HHI). He asked City staff to determine whether the Bell property is zoned CMU since according to his recollection, the Bell properties were removed from that zone.

Larry Haugen said he offers a towing service to his auto repair clients. It is not a separate business where he generates money.

Paula Alder asked how the City would enforce the restrictions they place on **Mr. Haugen's** business if they were to allow him to relocate to the Bell property.

Larry Haugen said the City will not have to enforce their restrictions since he will abide by them willingly. In the past, the City has hindered him from relocating his business rather than assisting him. Part of the reason he has allowed the salvaged cars on the property is because the City is opposed to it.

Mayor Harbertson said if **Larry Haugen** relocates his business to Park Lane, the other property owners that are part of the Planned Center Development will regulate the use of the property.

Larry Haugen said there are other areas in the City where he could relocate his business but the City would not have the same control as they would on Park Lane.

Paula Alder said the City was hesitant to allow the storage units which are a more attractive use than an auto repair shop.

Larry Haugen described how the building will be designed. He plans to provide a fence so the cars on the back of the property will not be visible. Although he will do his best to keep the majority of the cars out of the public's view, he can not control what cars are left on the property

after hours. If his business grows and there is not sufficient room to store the cars, he will expand his facility to accommodate that growth.

The City Council expressed opposition to **Mr. Haugen** having cars on the property that are for sale. **Mr. Haugen** explained that the cars will be at the auto shop because he will be repairing them. He is required by State law to post the “as is” statement in the window.

As requested by **Council Member Dutson**, **Max Forbush** explained that if **Mr. Haugen** violates the restrictions that are imposed by the City, the City has the ability to pull the conditional use permit. He suggested that **Mr. Haugen** design the building to provide storage on the inside of the building, as well as the outside.

Larry Haugen said he plans to hire **Dave Dixon** to design the building and **Mike Workman** to construct it. He wants to create a building that fits Farmington.

Rick Dutson said he thinks this type of use should be located in an industrial area near the freeway.

David Hale said he is not opposed to allowing the auto repair shop, but agrees with **Mr. Dutson** that the body shop, salvage and towing business should be located in an industrial area.

After discussing the issue, the City Council directed **Mr. Haugen** to submit a schematic plan and his intent as to what type of businesses he will provide at that location.

Larry Haugen returned at the stage at 10:38 p.m.

MAYOR HARBERTSON’S REPORT (Agenda Item #18)

Festival Days

The members of the Council reviewed their plans for Festival Days. They agreed to assist in serving the breakfast since the dinner is being catered.

Legacy North Update

Mayor Harbertson reported that the Legacy North to Legacy Committee will meet on Wednesday, July 11th. He also reported that he attended the Transportation Expo with **Max Forbush** and **Paula Alder**.

Station Park Roads

Mayor Harbertson said he attended a meeting with CenterCal and UTA. In the event CenterCal is not able to receive access to Clark Lane by April, they will consider accessing their

development from Park Lane. CenterCal and UTA will participate in a land swap to incorporate a flow path from Station Park to the station.

CITY COUNCIL REPORTS (Agenda Item #19)

Council Member Hale Report

David Hale reported that he met with Vince Hess and Steve Moon who have been involved with Benchland Irrigation for many years. It was a productive meeting since there has not been open communications between the two entities in the past. At that meeting, he learned that the City is a primary share holder in a water company. The water company has been involved in several lawsuits that the City would not likely support.

Mr. Hale reported that Mosquito Abatement has announced that there is a new product on the market that is more effective in repelling mosquitoes than Deet.

Council Member Haugen Report

Larry Haugen reported that the Burn Plant has discussed the possibility of selling a portion of the property on the back side of the Plant in exchange for property that is located on the west side of the land fill.

Council Member Young Report

Sid Young reported that Farmington's Relay for Life raised approximately \$13,000 to benefit the American Cancer Society. He passed out a copy of a picture of signage that is located on the Fire Break Road. He suggested that the City consider posting similar signage.

Council Member Alder Report

Paula Alder reported that she worked with members from Leisure Services to interview individuals who are interested in coaching in the football league. She also reported that she made several attempts to be involved in the planning of Festival Days but the committee did not inform her when they were holding their meetings.

MISCELLANEOUS (Agenda Item #20)

Woodland Park Well Report

The City Manager reported that although the City's well number one is producing less than 1,000 gallons per minute, it is still worth saving.

Trophy Homes Discussion

Max Forbush reported that he and the Mayor attended a meeting with the President of Trophy Homes. He explained to the City Council where the property is located that Trophy Homes is willing to give to the City. He also explained how the trail and road near the park will be aligned.

Personnel Comparative Study

Max Forbush passed out a copy of the “draft Compensation Adjustments for City Employees” for the Council’s review and approval. He also passed out evaluation sheets for the Mayor and the City Council to evaluate his job performance. The City Council approved all the compensation increases except for the City Manager which will be addressed in a future meeting.

ADJOURNMENT

Rick Dutson moved that the meeting adjourn at 11:30 P.M.

Margy Lomax, City Recorder
Farmington City